143.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	727,000 / 727,000
					USE VALUE:	727,000 / 727,000
					ASSESSED:	727,000 / 727,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIANG RUITING &
Owner 2:	QIAO JING
Owner 3:	
Street 1:	105 MT VERNON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FRIEDMAN MICHAEL A -
Owner 2:	HERRING HAMPDEN HOLLY -
Street 1:	105 MOUNT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Wood Shingle Exterior and 1786 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	271,000		456,000	727,000
Total Card	0.115	271,000		456,000	727,000
Total Parcel	0.115	271,000		456,000	727,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.05 | /Parcel: 407.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	92768
GIS Ref	
GIS Ref	
Insp Date	06/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,000	0	5,000.	456,000	727,000	727,000	Year End Roll	12/18/2019
2019	101	FV	215,800	0	5,000.	427,500	643,300	643,300	Year End Roll	1/3/2019
2018	101	FV	222,800	0	5,000.	353,400	576,200	576,200	Year End Roll	12/20/2017
2017	101	FV	222,800	0	5,000.	324,900	547,700	547,700	Year End Roll	1/3/2017
2016	101	FV	222,800	0	5,000.	296,400	519,200	519,200	Year End	1/4/2016
2015	101	FV	210,600	0	5,000.	290,700	501,300	501,300	Year End Roll	12/11/2014
2014	101	FV	210,600	0	5,000.	270,200	480,800	480,800	Year End Roll	12/16/2013
2013	101	FV	210,600	0	5,000.	257,100	467,700	467,700		12/13/2012

!11106!

PRINT

Date	Time
12/11/20	01:18:45

LAST REV

Date	Time
06/28/18	18:47:29
mmcmakin	
11106	

USER DEFINED

Prior Id # 1:	92768
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRIEDMAN MICHAE	66921-430		3/11/2016		655,000	No	No		
HOPKINS JEAN A	43176-196		8/29/2004		420,000	No	No		
	10413-577		11/3/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2017	555	Wood Dec	4,000	C				
10/19/2012	1356	Manual	2,157	C				
9/16/2011	1134	Manual	1,420					air sealing and in
6/22/1993	275		30,000					ADDITION + WDK

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	Inspected	BS	Barbara S
5/11/2018	MEAS&NOTICE	BS	Barbara S
3/28/2017	SQ Returned	MM	Mary M
4/19/2013	Info Fm Prmt	EMK	Ellen K
2/3/2009	Meas/Inspect	345	PATRIOT
11/11/1999	Meas/Inspect	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	
Total:	456,000	Spl Credit		Total:	456,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23790598
Const Adj.:	0.98000199
Adj $ / SQ:	151.644
Other Features:	79500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392727
Depreciation:	121745
Depreciated Total:	270982

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1	HB						

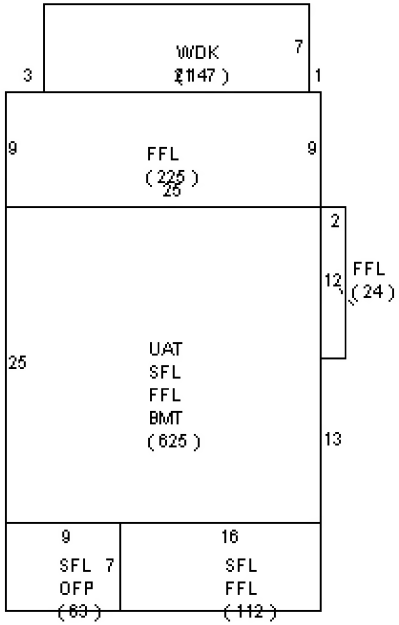
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	151.64
Special Features:	0	Val/Su Net:	97.59
Final Total:	271000	Val/Su SzAd	151.74

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	986	151.640	149,521
SFL	Second Floor	800	151.640	121,315
BMT	Basement	625	45.490	28,433
UAT	Upper Attic	156	60.660	9,478
WDK	Deck	147	12.550	1,844
OFP	Open Porch	63	41.840	2,636

Net Sketched Area:	2,777			Total:	313,227
Size Ad	1786	Gross Are	3246	FinArea	1786

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc